

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday August 24, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman			x
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.		x	
	John Morris, BOE	x		
Staff Present	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance		x	
	Lori Schroll, Admin. Analyst -Engineering	x		
	Sally Katz, Dir. Of Physical Services		x	
Guests Present				
	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x arrived at 6:39p.m.		
	Mark Jeffko, O&G	x		

Call to Order: Chairman called the meeting to order the order at 6:35 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – none

1. Approval of Minutes:

a. Minutes of the August 10, 2015 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Frank Dellaripa;

Discussion – none

All present voted in favor. Peter Gardow abstained.

2A. Expenditures:

a. STL, Inc. Invoice 29512 - 7/31/15 \$12,302.13

Motion was made by David Drake to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

b. Quisenberry Arcari, Inv. #8180 - 7/31/15 - \$19,531.11

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

All present voted in favor

c. Quisenberry Arcari, Inv. #8181 - 7/31/15 - \$359.71

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa;

Discussion – none

All present voted in favor

d. Meyer Inc. Inv. #COM-141-15/5 - 7/31/15 - \$19,073.50

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

e. Virco Inc., - Invoice 91635082 - 7/21/15 - \$45,991.68

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Fred Dellaripa; Discussion – none

All present voted in favor

f. Otis Elevator, - Invoice NKG30167001 - 8/6/15 - \$3,022.61

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Mike Turner stated that Mike O'Neil reviewed this bill, and noticed that on this bill, there were 2 calls related to maintenance.

Diane Fitzpatrick amended her motion, to only pay \$2046.74 (the work related to the project), seconded by Dan Camilliere; Discussion - none

All present voted in favor

g. Fuss & O'Neil, Invoice 0013314 - 8/13/15, \$59,045.50

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake;

Discussion – David asked what why they were working overtime, Mike Turner said that they have to stay with SMI and work when they work, but the majority of this bill is for PCB tests.

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00016 - 7/31/15 - \$194,347.86

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

b GDS Contracting - Req. #00016 - 7/31/15 - \$143,405.26

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

c. G Donovan Assoc. - Req. #00016 - 7/31/15 - \$261,134.10

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked if they were supposed to do finish some items before we approve any bills, Gus said they having finished all their items so far.

All present voted in favor

d. Mackenzie Service - Req. #00009 - 7/31/15 - \$11,540.94

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

e. L&P Gate - Req. #00017 - 7/31/15 - \$65,316.21

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

f. MJ Daly - Req. #00014 - 7/31/15 - \$302,480.57

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – Peter asked if ABS and Environmental Services are subcontractors to MJ Daly, because there are 15 more items on the commissioning list. Peter said he thought by now the open ones would have been handled. Peter asked for the work that has been done for this phase is 50 items typical, Mark said it isn't atypical, it could be questions that need to be answered that's why the items are still open.

Gus said when it is pending verification, it is up to Mike Gannon to come back and check out the work that has been done. Mike Turner stated Fred Bushey had asked him to ask Gus and Rusty to go over MJ Daly's bill, make sure the controls in guidance were ok. They reduced the pencil copy.

All present voted in favor

g. Todd Devin Food Service - Req. #00001 - 7/31/15 - \$329,557.85

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Frank asked who monitors this company; Gus said O&G does.

All present voted in favor

h. Davis Ulmer Sprinkler - Req. #00016 - 7/31/15 - \$24,631.12

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

i. Silktown Roofing (2.07A) - Req. #00011 - 7/31/15 - \$85,096.59

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake; Discussion – David asked if they did the punch list yet, Gus said not yet.

All present voted in favor

j. Silktown Roofing (2.07) - Req. #00007 - 7/31/15 - \$2,120.45 -

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by David Drake; Discussion – none

All present voted in favor

k. Spazzarini - Req. #00022 - 7/31/15 - \$427,696.32

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – Christine stated they are doing a good job.

All present voted in favor

l. SMI - Req. #00018 - 7/31/15 - \$364,458.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked about the area in the café that they were testing, Gus said it failed 4 times. Mark said they are talking to Carlos at Fuss & O'Neil about encapsulating the area.

All present voted in favor

m. Urban Contractors - Req. #00008 - 7/31/15 - 10,203.95

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – none

All present voted in favor

n. Cherry Hill Glass - Req. #00013 - 7/31/15 - \$4,493.50

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

o. Ferguson Electric - Req. #00015 - 7/31/15 - \$119,474.83

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

p. O&G Ind. - Req. #00022 - 7/31/15 - \$89,364.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

q. Ct. Mason - Req. #00012 - 7/31/15 - \$106,308.80

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – none

All present voted in favor

2C. Proposed Change Orders

a. PCO#400 - GDA – Concession Countertop - (vandalism) 7/22/15 - \$5,497.00 - TABLED

Diane Fitzpatrick made the motion to take PCO #400 off the table, seconded by Frank Dellaripa; Discussion - Rusty stated he doesn't have enough information yet to give the Committee on this. Mark said this number is high, and if the Committee wants to approve it, approve it as "not to exceed". Discussion took place on what to do if it isn't fixed before school starts, Mark stated he is not sure it will be done before school starts because the vendor may not have the materials in his shop. Rusty said we should continue to negotiate a lower number for this work.

Diane Fitzpatrick made the motion to table this PCO, seconded by Peter Gardow; Discussion - none

All present voted in favor

b. PCO#375, NT Oliva, Add Ceiling above Ref/Freezer 6/8/15, \$846.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Christine stated she had already authorized this. Christine told Rusty he needs to show his Credits to the Committee.

All present voted in favor

c. PCO#418, NT Oliva, Repl. Girls Locker Ceiling Post Abatement - 8/7/15, \$6,037.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by David Drake; Discussion - Gus said this is an old item from when the abatement was done in this room, this was done on time and material only.

All present voted in favor

d. PCO#427, NT Oliva, Reconstruct Splays - 8/10/15, \$4,942.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - none

All present voted in favor

e. PCO#428 – NT Oliva - Brake Metal Soffits - 8/11/15 - \$2,871.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Frank Dellaripa; Discussion - Gus said they had to create soffits because of the exhaust, this was done on the 500/300/100 levels.

All present voted in favor

f. PCO#445 – Cherry Hill - Demo CMU/Infill Louvers, - 8/17/15, - \$3,552.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - The question was asked why didn't the mason do this, Gus said this is just for the louver at the pool for the air intake.

All present voted in favor

g. PCO #441 - CT Masons – 400 Level Block Repairs – 8/14/15 - \$4,650.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Peter asked what was this, Gus replied they had to fix some conditions around the block in the Science wing.

All present voted in favor

h. PCO #434 - GDS – Soffit St. 12 Culinary kneewall – 8/11/15 \$2,227.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

i. PCO #435 – GDS – Framing/Drywall Changes – 8/13/15 - \$5,665.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - David asked what this was for, Gus replied some of the existing walls were in poor condition, so they covered them over.

All present voted in Favor

j. PCO #437 - GDS – Framing for MEP Changes – 8/13/15 - \$2,286.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - none

All present voted in Favor

k. PCO #439 - GDS – GWB Patches – 8/13/15 - \$2,286.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by David Drake; Discussion - David questioned what this was for, Gus said it has to do with existing walls that need to be patched.

All present voted in favor

l. PCO #440 - GDS – Reduce Marlite-Credit – 8/14/15 - \$(12,529.00) -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - Rusty said that they reduced the amount of marlite on the south wall in the cafe by 50%.

All present voted in favor

m. PCO #372R - Ct. Masons – Stair 12 add brick and CMU – 7/21/15 - \$19,999.00 -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - Mike stated that we this was done as a not to exceed PCO, but was never formalized by the Committee.

All present voted in favor

n. PCO #373R - GDS – Stair 12 Drywall – 7/21/15 - \$19,999.00 -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Frank Dellaripa; Discussion - none

All present voted in favor

3. New Proposals

a. Increase STL Purchase Order \$19,000

Motion was made by Peter Gardow to increase STL PO to the above amount, seconded by Frank Dellaripa; Discussion - none

All present voted in favor

b. Schedule Open House Tour

Diane said they are looking at holding a public open house on 9/26, with 9/9 being the parent open house.

4. Architect/CM

a. O&G Monthly Report #21 –

Gus went over his report:

65% completed on sitework

Auditorium is 50% completed

Contingency is \$250,000 - We may not expend some owners costs or construction items.

There were 790 RFI's during the months of month of July/August, and the new ASI's from QA are listed on page 40.

The ductwork and the sprinkler system in the pool were resolved.

Jeff asked about the concrete slab on Wolcott Hill, Gus said that Spazzarini will be taking care of it this week.

Gus said that the foundation in the auditorium wasn't on the plans to be taken out, the plans called for taking out a column. Rusty said that the contractors need to check all the plans. Gus went on to say that one of the footings for the mezzanine fell over a tunnel opening so they poured all the way down into the tunnel; Rusty explained that he didn't have an exact location on where all the tunnels were.

The question was asked to Gus if there will be change orders in auditorium, he replied there may be some; Christine stated that the Committee will need estimates as soon as possible.

Gus said he will get proposals from G&R and Ferguson regarding the moving of the connections for the Washer/Dryer for the Athletic Department. These machines need to be heavy duty commercial grade, with a price of approximately \$18,000/\$20,000. Rusty had designed a stackable set to go into the trainer's room with a budget of \$7,500, but these are not big enough to handle the items needed to be laundered. Discussion ensued regarding the need for these machines; Christine asked Mr. Emmett if it is a capacity issue or longevity issue, he replied it is both. This is a replacement of machines they already had not an additional item. Christine asked if this is reimbursable by the State, the answer was yes. Christine asked Mr. Emmett if any of the items from the high school going to be repurposed, he replied yes.

David commented on the fire doors in the hallway and how it decreases the sight line, it was explained that they were put in for security and in case of an emergency can shut automatically, also, these doors will help zone the school, so if there is something in the gym, or café people can't go through the whole school. David asked if we can we take another look at this and see if there is anything else that can be done, Tom will have the new security director look at it.

Christine asked Gus to get a proposal from Dalene Floor regarding the cost of the anti-graffiti spray for the walls, and to look into doing the same for the concrete balls.

b. Safety & Security Update - no report

c. Architects Report - Discussion of Credit PCO's –

Rusty said he had walked the job today to see where things stand and to make punch lists. In the cafe you can see the light at the end of the tunnel, he will be returning to look at items as they become completed. He continued on to say that the marlite should be going in this week on the south side, and the painting of the ceilings are almost done. School will provide box lunches until the refrigerator is up and running. Mike Emmett needs a daily notice from Gus on when this will occur, in case they have to go beyond the 1 week plan.

Fire alarm test is scheduled for Friday at 10 a.m. and Jeff Morrisette will be handling it.

Christine asked that Frank received a copy of the punch list also.

5. Correspondence

a. Letter Town Manager to MJ Daly re: WC Claim - Mike Turner said no action is needed on this, the Town Manager sent MJ Daly a letter because Daly wants their workers covered by our workmen's comp, but it is stated in the contract that each vendor is responsible for taking care of their own workers.

b. Fuss & O'Neil Air Quality Report - In the Pool area, all the tests that were done in the came back clean.

6. Committee Reports:

Site-work / Construction – Frank said they did talk about generating a punch list that everyone can have a copy of.

Communications – Diane said they had met before this meeting and they are planning on having an Open House on 9/26/15 for the public.

Technology/Furniture – Mr. Moore stated some white boards need to be readjusted, Gus said it will be done tomorrow.

Energy/Commissioning – Peter said he had no other things to discuss.

Finance – This meeting was postponed, due the Finance Director being on vacation.

7. Old Business - None

a. CL&P Transformer Leak update/ESI Cost breakdown - Mike Turner stated that Eversource is still evaluating it.

8. New Business

a. Power issues and HVAC impacts

9. Upcoming Dates

a. September 7, 2015 next Town Council Meeting

b. September 14, 2015 next Building Committee Meeting

10. Adjourn - Motion made by Diane Fitzpatrick, seconded by Peter Gardow to adjourn.
All present voted in favor.

Meeting adjourned at 9:00 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk